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# LAND DEVELOPMENT PLAN



LAKE WACCAMAW, NORTH CAROLINA

Lake Waccamaw has, like every community, resources and potentials for development as well as basic problems which will discourage and/or modify the directions of possible development. Based upon the information presented in the *Land Use Survey, Population and Economy*, and *Community Facilities Plan* reports for Lake Waccamaw, this community has a solid foundation from which to plan for future development. The local citizens are interested in improving their community. Reasons for no action possibly reflect that many have been waiting for a plan for action, municipal water and sewerage systems, greater development of the community, more available lakefront property, or state permission to carry out specific projects. Although these factors are important, a community improvement program should not be deferred until these matters are resolved. Immediate projects which are more obtainable should receive the focus of attention. Active citizen and local government participation programs to encourage and bring about completion of small projects can be an important part of overall development in Lake Waccamaw.

The following text is being designed with the enumerated purposes in mind:

1. To present a development plan that (a) takes into account the physical problems and potentialities of development, and (b) is to be used for the framework of the action program presented at the end of this report.
2. To include developmental items, regardless of size, which can be expected to upgrade the community immediately.
3. To provide solutions and/or suggestions for working with immediate community needs.
4. To point out possibilities which serve both immediate needs and overall long range developmental goals.
5. To provide an action program of implementation that can be carried out by the local individual citizen, by local church and civic groups, and by the local town government.
6. To encourage the implementation of all projects, or as many as possible, within the next two year period.
7. To achieve community acceptance and adoption of this action plan so that the citizens can realize projects that are related and are a result of the developmental planning program being undertaken for the community.
8. To suggest project plans which will especially be of benefit to and/or use by the citizens of the Lake Waccamaw Planning Area and by the day users from Columbus County and the entire southeastern North Carolina region.

The information base has been published as one volume including the *Land Use Survey and Analysis*, the *Population and Economy*, and a *Community Facilities Plan* which reflects service needs of the existing and future population.

A description of Lake Waccamaw's past and present growth and development was presented in the *Population and Economy* report. This report section pointed out the increased demand put on the community during the summer tourist season was an important factor influencing future development needs. A second report, the *Land Use Survey*, provided details of physical development and factors which have created the influence on current land use patterns. The *Community Facilities Plan* included improvement items for meeting current and future demands placed on community services and facilities.

The present development plan and action program deal with several difficult hurdles:

1. Soil conditions in the planning area are not conducive to septic tank use.

2. A municipal water and sewer system appears to be in the long range planning program because of the financial infeasibility of installing such a comprehensive system as has been proposed. Even with federal grants, funds which represent the community's share in the project will be difficult to obtain.
3. The community's developed areas are in three or four separate nodes: the shoreline, Wanamish, the commercial district at the Lake Waccamaw railroad depot, and the Cove. Continuous development will be difficult to promote without municipal water and sewerage systems.
4. The community development is linear due to the attraction of shoreline lots.
5. Population growth is dependent upon whether or not the town gets the water and sewerage system for which it has applied. The development plan shows areas which are most suitable for development for specific use although we may not expect 100 percent growth in these areas.
6. Future development may be either 1) a filling-in and improvement of existing developed areas, or 2) an increased conversion of shoreline property to residential-recreational use in the vicinity of Waccamaw Shores development near Dupree Landing.
7. The tax base of the town is hindered because of the amount of the limited developed acreage and the sizeable acreage used by institutions.
8. The town business and projects will require an increase in revenues.
9. A local bond issue for recreation and a municipal building addition is necessary to meet current needs and demand.

The above considerations should be kept in mind by the reader while he reviews the following ideas for development. The text for a plan of long range development will serve as the foundation for the Action Program of immediate projects. At a later date in the Town of Lake Waccamaw's planning program, the development plan should be reviewed and modified, if necessary, to account for developments which are currently uncertain, i.e., a municipal sewerage system, a large development project, etc. The immediate action program will set the course of direction so that the proposed overall development plan will have a more solid base.

Not only is the community's best resource the water body that gives the town its name, but the potential for development is closely related to day use recreation on the lake and its shoreline. Presentation of recreation development is unwieldy on the graphic of the sketch development plan so recreation development ideas are discussed in greater detail in the Action Program.

Projected land development for the Lake Waccamaw Planning Area will continue to focus on the shoreline in the future. Development should be limited to residential, recreational and commercial outlets that serve the recreation facilities and/or demands. Within the town limits many of the remaining vacant parcels along the lakefront are expected to be put into residential usage during the future years. This development will be enhanced by a sewerage collection system. Internal residential development may be projected for those areas with the better soils and no flooding problems that are adjacent to current residential land use. The encouragement of residential clusters will make utility connections more feasible in the long run. Throughout the coming years, individuals may be reluctant to build in the town without better public access to the lake.

The greatest housing potential appears to be along the southwest lakefront outside of the town limits. The develop-



ment of Waccamaw Shores which will include up to 400 homesites, sewage treatment, and both shoreline and canal frontage is poised for growth. An effort is being made to satisfy the State departments who have regulations on sewage treatment facilities. This problem involves more agencies than usual because this development is on the shores of a state owned lake. A lagoon system of treatment has been proposed - effluent would enter the swamp away from the lake. Developers will follow their plans as soon as the accepted form of treatment is made known. Individual unit treatment will not be permitted at all in this development; all dwellings will be a part of the community system. Eventually this development will probably become a part of a municipal sewerage system. Providing an acceptable form of collection and treatment will permit developers to proceed with a project that is currently restricted by health officials.

On the other side of the lakeshore outside of town, Shawnee Acres and the Bella Coola Subdivision have room for growth. There are approximately 30 sites in Shawnee Acres and 29 lots in Bella Coolla that are not developed. Within the next ten years, three-fourths or more of these areas will probably be developed. Lot size in part of Shawnee Acres is inadequate. At least two lots in this subdivision should be used for residences with septic tank filter fields. A minimum of 20,000 square feet are needed for filter fields in the planning area.

The problems related to septic tanks could partially be reduced through local enactment of development policies. Placing a minimum lot size standard suitable for septic tank use will not work in the Lake Waccamaw Planning Area because of the variety of soils and soil problems. Undeveloped lots that are under 10,000 feet should be doubled. For a building site, percolation tests prior to construction should determine whether the site and/or its adjacent site is suitable. The governing officials of the town should encourage county regulations related to health and sanitation to be strongly enforced. Also, the town should require all new subdivisions to submit for file a drainage plan of the new subdivision showing how surface water will be handled and the direction of flow.

Because septic tank problems are critical in the planning area, the town should adopt the policy of requiring all new subdivisions to provide their own community sewerage system which would be adaptable to a municipal system in the future. Additional requirements leveled at subdivisions would reduce many future maintenance problems should the town have to provide this service or if an area may at some future date be annexed. The town could require minimum lot size, submission of a plat for approval by the Town Officials, paving requirements, public access areas to shoreline developments, lighting, drainage, etc. This type of a subdivision ordinance<sup>1</sup> will encourage good development while saving the community from costly maintenance problems in the future.

The future development of commercial land should be promoted in the area of the Lake Waccamaw post office on the north side of U. S. 74-76. Clustering the business usage would give the community a commercial focus. A designed site plan for this business area will encourage future businesses to come into an area recognized as the business district rather than to locate on commercially zoned land elsewhere in the community.

The local governing body should analyze the existing

<sup>1</sup>Columbus County is currently exempt from the municipal subdivision legislation. An effort should be made to encourage local legislative representatives to request either removal of the county from the list of 31 prohibited counties, or request that the Lake Waccamaw Planning Area be removed from the restriction. The latter is probably the more reasonable idea.

zoning ordinance and make specific changes. Inspection of the area which permits commercial land use will point out that this area will many, many times exceed any projected need for commercial land. The Town Board will enhance land development by severely reducing the commercial acreage. Nearly all commercially zoned land in Wananish should be eliminated. Only 2-3 acres should be left here for convenience goods outlets. The commercial zone west of the two gas stations on the north side of 74-76 next to Boy's Home should be deleted. This is a prime example of over-zoning within the community.

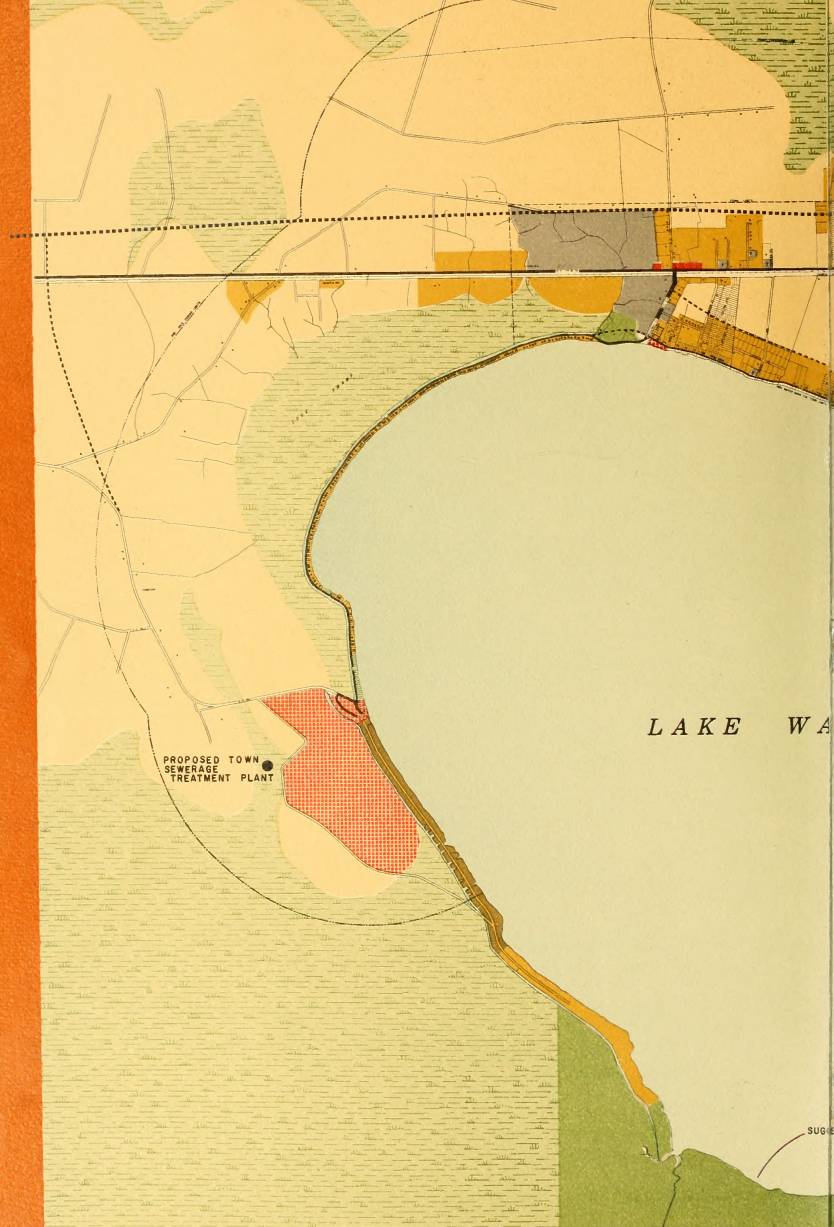
Because of the expected growth in the area of Waccamaw Shores, commercial zoning at Dupree Landing should receive attention. Service and convenience goods outlets at this location could serve the Cove and the Lake Waccamaw Shores development. Dupree Landing is 4.5 miles from the Lake Waccamaw railroad depot and commercial area. If Lake Waccamaw Shores develops more than 25-40 homes, the need for commercial activities in this area will be enhanced. Recently in this area, a restaurant has opened - now one of two in the planning area. If other planned recreational and residential developments become a reality at Dupree Landing, an extension of this commercial acreage can be expected, and should be permitted, away from the lake along the Hallsboro Road. The acreage permitted to change into commercial land use at this location should be limited to less than five acres.

Elsewhere along the lake commercial land use should be limited to recreation and related supplies. There is no commercial zoning along the lake (other than at Dupree Landing) which permits regular business activities. An existing amusement category and hotel-motel classification permit tourist oriented business along the lakefront. In the future a public bathhouse with concession stand would be a permitted use on land zoned for amusement or parkland.

Recreation projects are badly needed in the Town of Lake Waccamaw. Almost all recreation should be oriented to the shoreline and water related use potential. The Weaver property, as emphasized in the *Community Facilities Plan*, is a key location to be developed in a variety of recreation opportunities. More recreation and public access areas are a critical need in other scattered shoreline locations. The undeveloped southern end of the Cove could be developed as a beach area with a boat launching ramp to one side and a parking lot off the Cove Road. The northeast shoreline either in or out of town needs a similar beach and public launching with a parking area. The amount of available shoreline land will limit possibilities on the northeast shore, but this area has an immediate need for this type of recreation provisions.

Recreation opportunities for the year-round residents should not be overlooked. The area north of U. S. 74-76 is in need of a playground or tot lot. The most dense population, along the northern end of Bingham Lane, is the most logical area for providing this type of activity for children. Since there are no schools in town and no recreation facilities whatsoever for the Negro resident, this problem should receive immediate attention from the Town Board.

Outside the planning area, but related to the lake, are two possible recreation developments. On the southern shoreline, the possibility of a State recreation area has been suggested. (See the *Community Facilities Plan*). This is a long range goal for the community to promote. Also, preliminary interest has been expressed by a group from elsewhere within the state for constructing a combination quality resort-retirement housing development on some of the better soils and higher topography just outside the planning area on the west side of the lake. Initial thinking by the developers was a complete resort centered around the golf course. This kind of development is needed in this area and it would surely be an asset in stimulating other quality residential and recreational facilities.



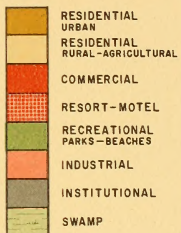
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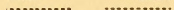
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# LAND DEVELOPMENT PLAN

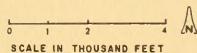


PROPOSED THOROUGHFARES  
MAJOR                      MINOR



WACCAMAW

FEDERAL STATE RECREATION AREA  
1500-2000 ACRES



The development would not involve shoreline acreage unless there were a canal for water access from the resort to the lake.

A concern over the amount of land used in town for institutional purposes has been expressed by some persons within the community. The 38 percent of land owned by institutional uses removed a potential tax income; however, one might ask the purely academic question: How much of the other 62 percent of the developed land would be in farmland if these institutions had not come into the community? The other property owners which represent the 62 percent of development are paying for the municipal services in the entire town area.

Because it is unconstitutional to tax most institutions, the town has thus far had to depend upon the remaining property owners to support fire and police protection, street maintenance, etc. Only one institution has taken the initiative to make a donation to the local government operations. This contribution, however, did not represent what could be called an equal or fair share of community responsibility. Encouraging donations may bring immediate financial aid but probably in small sums. Then, too, perhaps some institutions would not desire to contribute.

The town might receive more tangible aid by working with these institutions on specific work projects enumerated in the action program which follows this development plan. By involving the institutions in supporting or being the group to carry out a specific project, community involvement and citizen participation can be greatly encouraged. For example, one of the institutions might donate and plant azalea bushes along a part of the shoreline. Another group might clean up the public beach once a week or provide trash barrels throughout the lakeshore development. The small projects would be immediate actions toward total community development and improvement while citizens of the community would be involved through an organized sponsor.

The town has a choice on their program for future development to either promote or to discourage more institutional development in specific areas through zoning. On the land development plan, no further acreage has been proposed for this usage. In light of the amount of developed land that is untaxable, it is difficult to encourage and justifiably support more institutional land uses.

Industrial acreage in the future for the Town of Lake Waccamaw should remain unchanged. The best land for this use is beyond the existing western town limits. Industrial effluent and adequate buildable soils are major in-town concerns of site location. Higher land is west of the lake towards Hallsboro. When the municipal water and sewer systems are established, the design of those systems will place into perspective the feasibility of in town industrial land use. The potential of lake pollution from industrial effluent will be closely watched by the N. C. Department of Water and Air Resources.

#### Vacant Land

The future of Lake Waccamaw will not approach complete development in the town area. Several areas have very critical soil characteristics which will restrict development. (See the *Land Use Survey and Analysis* report for Lake Waccamaw). A sewerage system will not be installed in all areas of the community because of the financial infeasibility of a complete system. This too will limit growth to the better areas. Finally, there may not be much of a demand for land in town that is one hundred or so yards from the shoreline.

The vacant shoreline land is most likely to undergo change within the next twenty years. The Town Board has a

responsibility to see that adequate public access is provided to the lake within the planning area. This may be encouraged through zoning, a subdivision ordinance, or purchase of property for right-of-way. The Town Officials should encourage developers outside the planning area to put in quality facilities as these areas may eventually be included within the town's jurisdiction.

Vacant land that is on high ground will often be best for development. Future development is encouraged west of the lake but site plans should not be prepared until soil characteristics and limitations are known.

#### Future Traffic Circulation

Future circulation in Lake Waccamaw will be modified by the realignment of U. S. 74-76. Preliminary information suggests that this route will move north of the existing alignment anywhere from 100 yards to one and a half miles. The upgrading of this route will eliminate congestion near the Lake Waccamaw railroad depot and reduce the traffic hazard created at existing egress points.

The other major improvement to the circulation in the town is a proposed road running parallel to the lakeshore from Broadway to route 214 at the eastern city limits. This alignment (see development plan map) will utilize existing streets and rights-of-way wherever possible. The parallel alignment will remove congestion (usually weekend traffic) from the Lake Shore Drive and provide more access to the shoreline property. The proposed road will also encourage interior residential development which will in turn boost the tax base.

Finally, additional north-south access roads will be required in the long range plan. This access will be between currently developed areas so that the individual does not have to enter the shoreline via only Broadway Street, Pecan Lane, Hallsboro or the eastern segment of route 214.

All above proposals are two lane facilities. Thoroughfare alignments are indicated on the land development plan map. These alignments have been approved and adopted by the Town Board in their official Thoroughfare Plan.

#### Summary

The sketch development plan and planning program is focused at achieving a more liveable community through guiding the natural growth and proposing general changes of existing relationships. This Land Development Plan, derived by the local Planning Board after much deliberation and discussion, is a reflection of the thinking of the Lake Waccamaw Planning Board as to what they feel is the best growth pattern for the community. The plan is flexible and can be modified by the citizens and local governing officials. It is important for this plan to be accepted by the community and to be used as a source or tool in guiding development. Future conflicts can be avoided by approving the plan as a guide for development and by utilizing the plans as a legal tool in promulgating future public improvements and planned private development.



## THE ACTION PROGRAM

As a phase of the development plan, specific projects in an action program can be achieved within the next two years. Each project should be a responsibility of a specific group to insure project continuation and coordination. The immediate projects will provide community improvement in a guided development program.

The groups which should be encouraged to work with the Town Board and Planning Board are: Boy's Home, local churches and civic clubs, the Good Shepherd Home, garden clubs, women's clubs, and representatives of local business and industry. The adjacent organization chart lists the structure and projects which are considered to be a part of the action program.

Some of the basic action program ideas include cleanup and additions to existing facilities. The suggestion of improving the entrance to town involves an effort to remove old signs and junk along 74-76, either tear down the old railroad depot when operations cease or make it a historical landmark, and perhaps provide a sign with landscaping treatment which identifies the approach to the community and public beach area. Beach improvement projects could involve color coordination of benches, picnic tables, directional and facility identification signs, and trash receptacles, landscaping of the beachfront, beach cleanup, the addition of parking areas, and even addition to the sand to enlarge the beach area. This idea should be coordinated with the town's effort to develop a park on the "Weaver" property.

Activities relegated to the Town Board and Planning Board are projects which will insure desirable long range development and will provide direction to other projects that are the responsibility of citizen groups. The State involvement in the action program will be through interaction of the State and Town Board. Of prime interest to the action program would be the suggested State recreation area, fish habitat improvement, thoroughfare plan, continuing planning assistance, and sewerage system plans.

The key for accomplishment in the action program is for the Town of Lake Waccamaw and its citizens to become aware of the possibilities and sources of funds, realize the most needed project elements and proceed using community involvement as the driving force. At the end of the two year effort, a reassessment can be made of the action program and then, after priorities are revised, the community's development plan can be modified and reapproved by the governing body.

## ACTION PROGRAM FOR LAKE WACCAMAW

### STATE AGENCIES' PROJECTS

- State Parks — recreation area
- Wildlife Resources Commission — boat launching access area, fish habitat improvement
- Water and Air Resources — stream pollution abatement, sanitation problems affecting the lake
- Community Planning — continuing planning programs and assistance
- State Highway Commission — thoroughfare plan and road improvements
- Recreation Commission — BOR grant, Land and Water Conservation Fund
- Board of Health — sanitation regulations and enforcement

## COUNTY PARTICIPATION

Participation and support of project. Determine degree of involvement desired by county residents, businesses, industry and other organizations.

### PROJECTS OF THE TOWN BOARD

1. Land purchase for recreation (Weaver property).
2. Lease other land for recreational pursuits (concession stands, marina services).
3. Public access and boat launch sites.
4. Public beach area improvement.
5. Street lighting improvements to waterfront, commercial area, near churches and the town hall.
6. Continue planning program and assistance from State's Division of Community Planning.
7. Revision of zoning ordinance.
8. Encourage legislators to change law so that the Lake Waccamaw Planning Area will be permitted to enact subdivision regulations.
9. Enactment and enforcement of a minimum housing code: contract inspection with Building Inspector in another nearby town.
10. Railroad crossing improvements at Broadway and U. S. 74-76 and railroad depot improvement.
11. Act upon road priorities, encourage the adopted thoroughfare and land development plans.
12. Encouragement of program by financial participation wherever possible.

### PROGRAM RESPONSIBILITIES OF THE PLANNING BOARD

1. Coordinate action program; organize program; work as a clearinghouse for individual participation projects by different community organizations.
2. Provide community with a complete street naming system and house numbering system.
3. Suggest to the Town Board specific road improvements, listing projects on a priority basis.
4. Preparation of zoning ordinance revision, subdivision regulations and housing code with aid of the Division of Community Planning.
5. Suggest specific sites for boat launching areas, public beach and access and recreation areas.

### CIVIC CLUBS, LOCAL ORGANIZATIONS, INTEREST GROUPS

The projects listed below are suggested activities which may be the responsibility of any organizations wishing to participate. Local groups will be given the opportunity to sponsor whatever activity they so desire. As this is a continuing program, a club or organization may choose a new project upon completion of their first project to maintain the momentum of the action program and to work toward a more liveable community. The suggestions may be modified or added to; however, the Planning Board will have the responsibility of considering the approving all of the projects to see that the suggestions coincide with the concept of the action program.

PROJECT CHOICES FOR LOCAL GROUPS

Removal of old signs — obtain permission from property owner and company who is advertising.

Improve entrance to community by landscaping along 74-76 and adding a welcome sign, flower garden, pulloff with community bulletin board or similar idea.

Scenic overlooks of the lake with one or two parking spaces, benches, landscaping.

Small uniform directional and identification signs for community facilities and beach facilities.

Sale of house numbers throughout entire community.

Community bulletin board.

Boat launches and public access areas.

Tot lots.

County-wide promotion, subscription, involvement.

Beach improvement:

cleanup  
plantings — shrubs, trees, grass  
new sand beach areas  
parking areas  
benches  
lighting  
trash barrels and barrel painting  
picnic tables  
charcoal grills  
maintenance

identification signs  
well and shower  
playground area for children  
playground equipment  
tennis courts  
shuffleboard courts  
basketball court  
picnic shelter  
swimming area markers  
paddle boats, row boats

ABSTRACT

Title: Land Development Plan and Action Program for Lake Waccamaw, North Carolina

Author: State of North Carolina, Department of Conservation and Development, Division of Community Planning, Charles Vaughn

Subject: Problems Confronting Development Opportunities for Development Land Development Plan Thoroughfare Plan and Traffic Circulation Action Program for Immediate Development Projects Involvement in Action Program by Local and State Government and Local Civic Groups Project Choices

Date: January, 1969

Local Planning Agency: Lake Waccamaw Planning Board

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Abstract: The community's greatest potential resource is day use recreation in conjunction with the 9,000 acre lake on which it is located. Little has been done to upgrade the community's recreation facilities in recent years. The plan works with this need as well as indicating the problems which must be overcome towards reaching total development goals. Within is the map showing development areas which are most suitable for specific land uses. This plan projects total development areas for the town, planning area and entire shoreline.

Following the discussion of the land development plan is an action program for immediate improvement projects. The Action Program is a vehicle for community involvement as well as a means to upgrade the community's appearance and facilities within the next two years.

All projects included in the Action Program are items which will give a more solid base for achieving the long range Land Development Plan.

PREPARED FOR THE TOWN OF LAKE WACCAMAW, N. C.

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State of North Carolina  
Department of Conservation and Development  
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